032.0	0002	0016.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	803,200	/	803,200
USE VALUE:	803,200	/	803,200
ASSESSED:	803,200	/	803,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUN AARON J
Owner 2:	HURDLE SARAH NEWELL
Owner 3:	
Street 1:	8 PALMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MENZ MATTHEW -
Owner 2:	MENZ ANGELA M -
Street 1:	8 PALMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,810 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Clapboard Exterior and 1689 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3810.000	371,800	4,000	427,400	803,200
Total Card	0.087	371,800	4,000	427,400	803,200
Total Parcel	0.087	371,800	4,000	427,400	803,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.55 | /Parcel: 475.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	22362
GIS Ref	
GIS Ref	
Insp Date	07/11/13

!2675!

PREVIOUS ASSESSMENT

Parcel ID: 032.0-0002-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	371,600	4000	3,810.	427,400	803,000	803,000	Year End Roll	12/18/2019
2019	101	FV	275,600	4000	3,810.	454,200	733,800	733,800	Year End Roll	1/3/2019
2018	101	FV	275,600	4000	3,810.	331,300	610,900	610,900	Year End Roll	12/20/2017
2017	101	FV	275,600	4000	3,810.	288,500	568,100	568,100	Year End Roll	1/3/2017
2016	101	FV	275,600	4000	3,810.	245,800	525,400	525,400	Year End	1/4/2016
2015	101	FV	260,400	4000	3,810.	240,400	504,800	504,800	Year End Roll	12/11/2014
2014	101	FV	260,400	4000	3,810.	197,700	462,100	462,100	Year End Roll	12/16/2013
2013	101	FV	253,900	4000	3,810.	188,100	446,000	446,000		12/13/2012

PRINT

Date	Time
12/10/20	18:02:32

LAST REV

Date	Time
05/11/18	11:08:22
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2675

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MENZ MATTHEW	43701-412		9/13/2004		485,000	No	No		NAME CHANGE PER DIVORCE DOCUMENT FOR SARAH.
ENGLER NATALIE	36479-615		9/23/2002		390,000	No	No		
PERGANTIS MICHA	27693-426		9/22/1997		199,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2012	1521	Addition	47,220	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Mail Update	EMK	Ellen K
7/11/2013	Measured	JBS	JOHN S
4/12/2013	Info Fm Prmt	MM	Mary M
1/15/2009	Meas/Inspect	294	PATRIOT
2/10/2005	MLS	MM	Mary M
3/23/2000	Inspected	263	PATRIOT
2/23/2000	Measured	264	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	22362
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3810		Sq. Ft.	Site		0	80.	1.40	1									427,439						427,400	

Total AC/HA: 0.08747 | Total SF/SM: 3810 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 427,439 | Spl Credit | Total: 427,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27166963
Const Adj.:	1.02141261
Adj $ / SQ:	168.857
Other Features:	86593
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416775
Depreciation:	45012
Depreciated Total:	371764

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

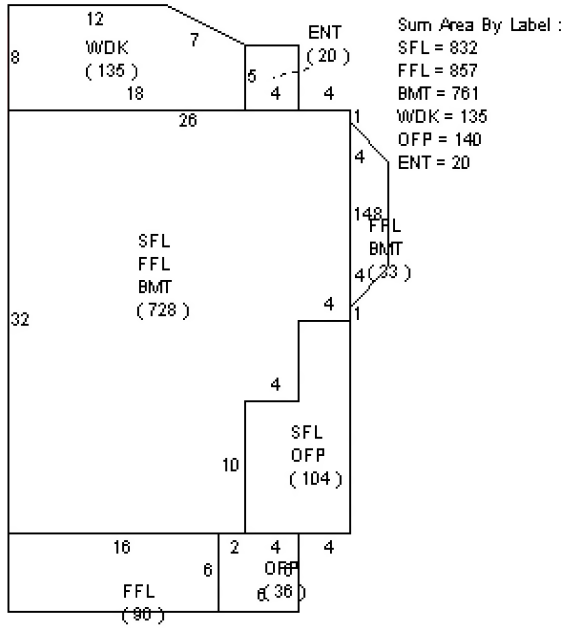
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.86
Special Features:	0	Val/Su Net:	135.45
Final Total:	371800	Val/Su SzAd	220.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	857	168.860	144,710
SFL	Second Floor	832	168.860	140,489
BMT	Basement	761	50.660	38,550
OFP	Open Porch	140	28.890	4,045
WDK	Deck	135	13.690	1,849
ENT	ENTRY	20	26.970	539

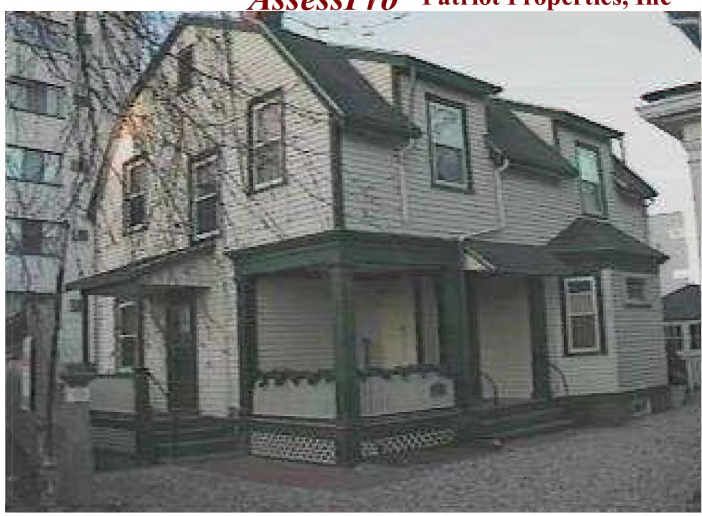
Net Sketched Area:	2,745			Total:	330,182
Size Ad	1689	Gross Are	2745	FinArea	1689

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 032.0-0002-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1912	23.93	T	40	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000